



Pound Close, Bottisham, Cambridgeshire

Pocock + Shaw

21 Pound Close  
Bottisham  
Cambridge  
Cambridgeshire  
CB25 9DT

A well proportioned three bedroom semi-detached house with a large garden, attractively situated in an established residential cul-de-sac close to the village college and local amenities.

Guide Price £450,000



**Bottisham** is located about 7 miles east of Cambridge and a similar distance from Newmarket. It is one of the most popular and best served villages in the area with a good range of amenities including a variety of shops, doctors' surgery, primary school and a well regarded Village College which provides secondary education and acts as an important centre for local social and sporting activities. The College has a swimming pool, gym and library which are both open to the public.

**The property** Pound Close is popular, established cul de sac of semi detached and detached family houses located close to the local school and village amenities. This particular house occupies a generous plot with a south facing rear garden complimented by a garage and off road parking.

Internally this lovely family home offers well proportioned rooms which it is considered would now benefit from some upgrading. It is also considered that the property would offer scope for an extension, subject to consent.

With the benefit of a gas fired heating system in detail the accommodation includes:-

### Ground Floor

**Porch** With a uPVC entrance door and window to the side, door to:

**Entrance Hall** With an entrance door, stairs to the first floor, under stair storage cupboard, radiator. We understand there is a parquet floor under the carpet.

**Cloakroom** With a single glazed window to the front, fitted with a wash hand basin, low-level WC.

**Sitting Room** 6.60m (21'8") x 3.36m (11')  
With a uPVC double glazed window to the front, fireplace with gas coal effect fire, radiator, aluminium sliding patio door to the Conservatory. We understand there is a parquet floor under the carpet. Large opening to the:-

**Dining Area** 3.16m (10'4") x 1.75m (5'9")  
With a uPVC double glazed window to the rear aspect, radiator, serving hatch from kitchen. We understand there is a parquet floor under the carpet.

**Conservatory** 3.27m (10'9") x 2.64m (8'8")  
With uPVC windows to the rear and side, patio door and side door, tiled floor.

**Kitchen** 3.16m (10'4") x 2.20m (7'3")  
Fitted with a range of base and eye level units with worktop space over, stainless steel sink with drainer, mixer tap and tiled splashbacks, electric point for cooker, uPVC double glazed window to the rear aspect, opening to:-

**Utility Room** 2.85m (9'4") x 2.52m (8'3")  
With a cupboard and work top, plumbing for a washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to the side, radiator, door to the garden.

### First Floor

**Landing** uPVC double glazed window to the front aspect, access to a loft space, airing cupboard with gas fired combination boiler (fitted 2023).

**Bedroom 1** 4.56m (15') x 3.18m (10'5")  
With an uPVC double glazed window to the rear, range of built in wardrobes, radiator.

**Bedroom 2** 3.36m (11') max x 3.34m (11')  
With a uPVC double glazed window to the front, radiator.

**Bedroom 3** 3.16m (10'4") x 2.88m (9'5") max  
With an uPVC double glazed window to the rear, radiator.

**Bathroom** Fitted with a three piece suite comprising of a bath with mixer tap and shower handset, pedestal wash hand basin, low-level WC, tiled surround, uPVC double glazed window to front, radiator.



**Outside** The property is set behind a front garden laid to lawn with shrub borders, low brick retaining wall, driveway to the side providing off road parking and access to the Garage 5.04m (16'6") x 2.72m (8'11") with a window to the side, Up and over door, light and power supply.

The rear garden is just under 30 meters long and is laid to lawn with a paved patio, vegetable growing area, timber garden shed, greenhouse, garden tap and gate to the front.

**Tenure** The property is freehold with a registered title. There is a covenant attached preventing building a dwelling in the garden.

### Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area. The property is in a very low flood risk area.

The property has a registered title.

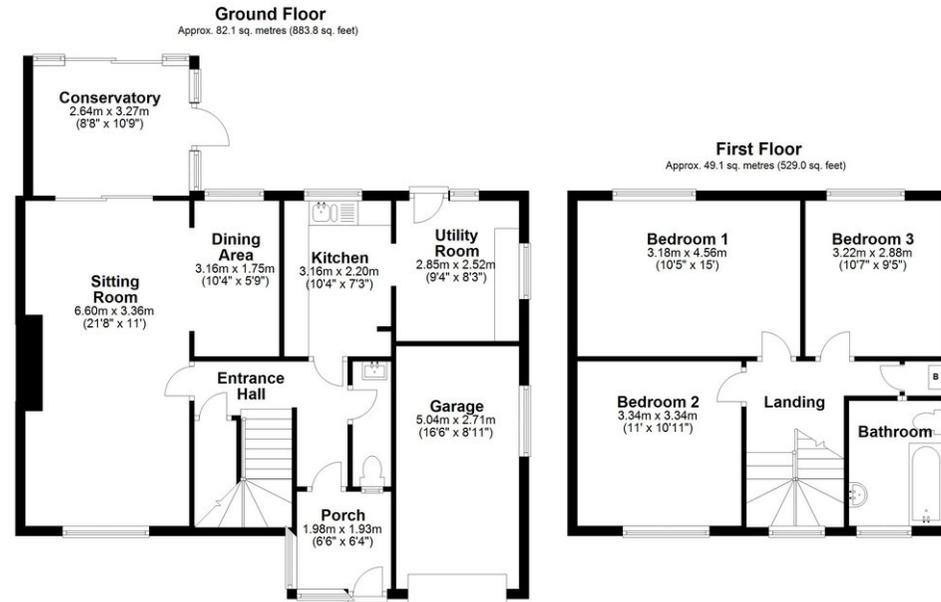
Internet connection, basic: 17Mbps, Ultrafast: 1000Mbps.

Mobile signal from EE, Vodafone and 02.

EPC Rating: TBC

**Council Tax** D East Cambs District Council

**Viewing** By Arrangement with Pocock + Shaw PBS



Total area: approx. 131.3 sq. metres (1412.8 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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